

# Community Background Report

## Kings Bay

### County

Miami-Dade

### Boundaries

North: Mitchell Drive (Southwest 144th Street)

South: FP&L Power Station

East: Deering Bay Drive/ Deering Bay Yacht and Country Club

West: Ludlam Road (Southwest 67th Avenue)

### Community Type

Neighborhood

### History

The community of Kings Bay began as an unincorporated residential area, bordering what is now the Palmetto Bay community in south Miami-Dade County. The area, which became known as Cutler, was first explored in the late 1800s when William C. Cutler, a leading practitioner of medicine and surgery from Chelsea, Massachusetts, visited the area and fell in love. Although it became famous for its high ground, its hardwood hammock, its lush vegetation and its accessibility to Biscayne Bay, the area remained hidden to most early visitors for some time.

Although Dr. Cutler's friend William Fuzzard cut a road through the hammock to Coconut Grove sometime after 1883, known today as the State Historic Highway Old Cutler Road, Cutler remained a place apart. In 1900, Dr. S. H. Richmond opened the Richmond Cottage, which catered to the kind of people who were attracted to Cutler's natural beauty and seclusion. One of those people was Charles Deering, famously responsible for the creation of the Deering Estate and Villa Vizcaya, local landmarks.

In 1995, residents of Palmetto Bay and Kings Bay petitioned Miami-Dade County to separate from the County. As a condition of the petition, Palmetto Bay incorporated as a village, maintaining the County's government services, and the Kings Bay neighborhood was allowed to petition the City of Coral Gables for annexation. Residents in the community felt an annexation would result in improved municipal services and protection of property values. The annexation was approved by the City of Coral Gables in December of 1995, and reconfirmed in March of 2003. The Kings Bay guard gate and 24-hour security service began operation in 2009.

The Kings Bay community has reached its building capacity, meaning no new residences can be built within the area. Kings Bay borders a US Plant Introduction Station (to the north), an FP&L

Power Station (to the south), the Deering Bay Golf Course and Yacht Club (to the east), and single-family residences belonging to Palmetto Bay Village (to the west).

Kings Bay uses its Facebook site, “Kings Bay Coral Gables”, to disseminate information on local politics, town hall meetings, and other community events.

## **Community Dynamics**

According to U.S. 2010 Census and American Community Survey 2015 5-year data, Kings Bay has a population of 1,373, 57% of which are working age from 18 to 64. The average per capita income is \$81,808, which is much higher than Miami-Dade County’s average per capita income of \$28,823. The population is 44% Hispanic and 56% non-Hispanic. Furthermore, 88% of the population is White (including Hispanic White), 1% is Black, 9% Asian and 2% Others. A non-English language is spoken by only 2.3% of the population. Regarding education level, 43% of the population has less than a high school education, which is slightly lower than Miami-Dade County’s 48.86%. Foreign-born individuals make up 28% of the population, out of which 67% are naturalized citizens, while 33% are not U.S. citizens. Of the foreign-born residents, 39% are from the Caribbean, 28% are from Mexico and Central America, and 20% are from South America.

## **Business Landscape**

Kings Bay is a residential community with no business establishments. The nearest commercial districts to Kings Bay are in the Village of Palmetto Bay, Coral Gables (LeJeune Road access), and Coconut Grove. Kings Bay borders the Deering Yacht Club. The Deering Yacht Club was acquired in October of 1956 by developer Ben Cooper. Cooper leased the land from the University of Miami and the USDA to build Kings Bay Country Club. His plan was to use the country club as an amenity for the 68-acre, 150-unit housing community by the same name. Kings Bay Country Club thrived under the ownership of Washington, DC businessman Gustave Ring, and grew into a well-known golf course, lodge and country club. The name changed from Kings Bay to Deering Bay Yacht and Country Club in 1991, after redevelopment and a change in ownership in the wake of Hurricane Andrew. Notable players on the 121-acre golf course include President George H.W. Bush, former Florida Governor Jeb Bush, and Arnold Palmer.

## **Transportation**

The Kings Bay neighborhood is isolated from major streets, and traffic is limited mostly to residents coming and going. The northern boundary of the neighborhood is on Southwest 144<sup>th</sup> Street, and traffic can only enter the neighborhood from this street, via Snapper Drive. The largest street in the area, Southwest 67<sup>th</sup> Avenue/Ludlam Road, forms the western boundary of the neighborhood. No Miami-Dade Transit buses run on this street.

Kings Bay is fairly close to some major streets outside its boundaries. These include Old Cutler Road, Coral Reef Drive, and US 1.

## Reference

- 1.) U.S. Bureau of the Census. (2010). Statistical File 3: block group # 120860082054. Miami-Dade County, Florida. Url: <http://www.census.gov>
- 2.) U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>
- 3.) Google Maps, 2021. Url: <https://www.google.com/maps>
- 4.) Deering Bay Yacht & Country Club. Club History, 2021. Url: <https://www.dbycc.com/about-us/club-history>
- 5.) Facebook.com. Kings Bay Coral Gables, 2021. Url: <https://www.facebook.com/KingsBayCG/>